

Odd Fellows' Home of Ohio
(Odd Fellow-Rebekah Home)
404 East McCreight Avenue
Springfield
Clark County
Ohio

HABS No. OH-2284

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Mid-Atlantic Region
National Park Service
Department of the Interior
Philadelphia, Pennsylvania 19106

HISTORIC AMERICAN BUILDINGS SURVEY

ODD FELLOWS' HOME OF OHIO (Odd Fellow-Rebekah Home)

HABS No. OH-2284

Location: 404 E. McCreight Avenue
Springfield (Clark County), Ohio, 45503
(north side of McCreight Ave.; east of
Terrace Dr. and Roosevelt Place; south of
East Third St.)
Coordinates: 17.260600.4424825; 17.260980.4424790;
17.260970.4424425; 17.260560.4424460

Present Owner: Independent Order of Odd Fellows of Ohio.

Present Occupant: Elderly residents.

Present Use: Home for the aged.

Significance: The Odd Fellows Home (name hereinafter used) is significant as one of the outstanding architectural landmarks of Central Ohio and as the work of two of Ohio's most prominent late 19th and early 20th century architects, J.W. Yost and F.L. Packard of Columbus, Ohio. The structure is also important as the physical manifestation of the Odd Fellow valediction "to visit the sick, relieve the distressed... and educate the orphan."

The Odd Fellows Home at Springfield is an outgrowth of the first home at Rossmoyne in Hamilton County, Ohio near Cincinnati. Opened in 1890, the Rossmoyne Home served aged and infirm Odd Fellows as well as some of their wives and/or widows. It closed in 1898 when the great home at Springfield, Ohio opened. Dedication of the new edifice was held on October 27, 1898.

The home has served aged and infirm Odd Fellows and their families, including orphaned children, over the years. It has for some time admitted elderly citizens not affiliated with the Odd Fellows or Rebekah organizations. The orphanage, however, was discontinued in the early 1960's.

The Daughters of Rebekah organization is due much credit for providing furnishings and equipment for the home from its inception. Plaques noting these donations are placed throughout the various buildings.

PART I. HISTORICAL INFORMATION

ODD FELLOWS' HOME OF OHIO
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A. Physical History:

1. Date of erection: 1896-1898. Contract let August 26, 1896; building completed May 17, 1898 - as reported in L.E. Dodd's History of the Odd Fellow's Home of Ohio. (1916).
2. Architect: Original Main Building - Yost and Packard of Columbus, Ohio. Yost and Packard produced some of Ohio's most monumental public and private edifices during both their individual careers, and partnership (c. 1893-1900).

Joseph Warren Yost (1842-1923) began his career in 1883 in Columbus, Ohio, moving to New York City in 1900. While in Ohio, he became known as a designer of University and school buildings and courthouses, including Doane Academy (Granville, Ohio), Guernsey County Courthouse (1881), Miami County Courthouse (1888), University Hall at Ohio Wesleyan University (Deleware, Ohio, 1891-93) and the revolutionary Toledo State Hospital for the Insane (1883-1890), which was built entirely according to the new "cottage system" of caring for the mentally ill. He collaborated with Toledo architect E.O. Fallis on this project. In 1901, after moving to New York, he formed a partnership with Albert D'Oench under the name D'Oench and Yost. Notable works in New York include the Guardian Life Insurance Building, the Tilden Building, an addition to Richard Morris Hunt's Tribune Building and several large apartment buildings. D'Oench and Yost also designed libraries in Utica, New York and Sandusky, Ohio.

Frank L. Packard (1860-1923) became one of Columbus, Ohio's leading architects, opening his first office in that city in 1896. He is best known for public and commercial buildings there, including Memorial Hall, Elks Hall, Savings Bank and Trust Co. Building, Huntington National Bank, the City Club, three hotels, and the Baker Art Gallery. Outside of Columbus, Packard designed the Ohio Building at the Louisiana Purchase Exhibition in St. Louis (1904), the annex to the State Capitol at Charleston, West Virginia, the Ohio State Hospital at Lima, and the U.S. Embassy in Rio de Janeiro, Brazil. He also was known for several structures at Ohio State University in Columbus: Hays Hall, the School of Mines, and the Biology and Botany Building.

The Yost and Packard partnership resulted in several major structures in Ohio including fine Romanesque style buildings such as Orton Hall (1893) at Ohio State University and the Wood County Courthouse (1894) at Bowling Green. The Odd Fellows Home was a departure from the Romanesque

and incorporated new Chateaufaque designs being made popular along the east coast at the time. (Reportedly, many post 1898 I.O.O.F. lodges were inspired by the pointed and shaped dormer parapets of the Odd Fellows Home at Springfield, and incorporated similar parapets into their facades.) Both Yost and Packard were elected as "Fellows" of the American Institute of Architects.

3. Original and Subsequent Owners: The Odd Fellows Home has always been owned by the Independent Order of Odd Fellows of Ohio.
4. Builder, Contractor: The original home was constructed by R.J. Evans and Son Builders, Zanesville, Ohio.
5. Original Plans and Construction: The exterior of the Odd Fellows Home appears much as it did when first constructed. The original plans however, called for a two story structure with large covered porches on the front and on either side and a mottled tile roof. When completed, the main structure was increased to three stories in height and the porches were not built. Also, heavy red tile was substituted for the mottled tile. (L.E. Dodd's History includes an engraving of Yost and Packard's original plan.) The cost of construction was estimated at \$57,187 as a result of the aforementioned modifications. The interior of the third floor was finished in 1899.
6. Alterations and Additions: By 1902, the home was full with approximately 250 residents and discussions began concerning an addition. In that same year, the home was electrified with power being supplied by the Springfield Electric Light Company at a cost of \$841.00 per year. 1902 also was the year in which numerous trees and flowers were planted on the grounds and in which a dairy was installed in an adjacent barn.

In 1906, a separate building to house a laundry and power plant was erected behind the main building. This two story brick structure was designed by architects Stribling and Lum of Columbus, Ohio and built by contractor Anthony Poss of Springfield, Ohio at a cost of \$9,962. It was 38 by 90 feet in size with a slate roof. The boiler room and coal storage were in the basement, with the laundry above.

The following year, 1907, saw the largest additions to the home. Two, three story wings were added to either side of the original structure. These two wings, constructed of brick and matching that of the original building, extended from the rear of the east and west sections of the original home each at a 45° angle. These additions were also designed by Stribling and Lum of Columbus. The

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contract for construction again was awarded to Anthony Poss of Springfield, the low bidder, at \$36,430. The contract also called for adding a kitchen at the rear of the dining room, raising the walls and roof of the boiler house, and tunnels for a new steam heating system. The installation of the new heating system was handled separately and was completed by the firm of Fitzpatrick and Hoepfner of Columbus, Ohio at a cost of \$5,285. The new heating was a vacuum type of steam heat known as the 'Paul Steam System.' The total cost of all improvements, including completion of interior spaces, fire walls, and automatic rolling fire doors, was \$66,481. The additions were dedicated on October 31, 1907. By 1910, the entire debt on the structure had been retired and \$6,000 had been raised to serve as an operational endowment fund.

The next major addition to the complex was a two story hospital building which was constructed in 1916 (cornerstone) at the northwest corner of the property approximately 30 feet from the end of the western wing. The hospital building was "H" shaped in plan, and continues today as the "Intermediate Care Facility" with a full staff of nurses.

Several years later in c. 1925, another building was added to the northeast of the eastern wing in approximately the same location as the hospital. This building served as a nursery originally and in later years, after 1936, as the offices of the Ohio I.O.O.F. Grand Lodge.

In 1926, the open porch at the center of the facade of the original building was enclosed with brick, and capped by a decorative stone balustrade, with the inscription I.O.O.F. Home.

In the 1950's, the eastern and western wings were connected to the nursery and hospital by one and one-half and two and one-half story brick connectors respectively. At about the same time, the two side porches on the original central block were enclosed and utilized as sitting rooms for the residents.

Since 1960, significant alterations include the lowering and rebuilding of the power plant roof, thereby eliminating the dormers and slate roof, adding a garage building behind the power plant, and the filling in of the swimming pool and removal of one bathhouse at the northeast rear corner of the home's immediate surroundings.

Many interior modifications have occurred and the major ones will be discussed in the "Architectural Information" section.

B. Historical Content:

The fraternal organization known as the Independent Order of Odd Fellows was founded in England and established in America in Baltimore, Maryland in 1819. The order burgeoned in America and dedicated itself to worldwide relief efforts stemming from its governing principles: "the strong support the weak, the well nurse the sick, the learned instruct the unlearned, and the rich help the poor." (I.O.O.F. brochure; Ohio Grand Lodge.) By 1897, there were 11,569 lodges in the United States with over 2,197,196 men having been initiated. The women's counterpart, the Daughters of Rebekah, numbered 4,808 chapters with 298,263 members at that time.

Odd Fellowship was established in Ohio prior to 1845 and grew rapidly throughout the 19th century. As of 1898, there were 721 lodges in Ohio with 61,328 members and 362 Rebekah lodges with 29,989 members. (Currently there are 155 lodges with 4,249 Odd Fellows and 187 Rebekah Lodges with 8,376 members.)

Odd Fellows were pioneers in providing for orphans and aging, indigent, and infirm citizens. The first Odd Fellows home in this country was founded at Meadville, Pennsylvania in 1872. Ohio lodges first began considering the need for an Ohio home in 1864, when the Ironton lodge formed a committee to urge the Grand Lodge of Ohio to establish a home and school for orphans in the state. Not until 1882 however, was formal action taken when a separate Odd Fellows Association was incorporated to build a "Home for Indigent Brothers." (Dodd, p. viii.). After years of deliberation, the first home in Ohio was opened near Mildale, Ohio in Hamilton County in 1890. It was known as the Rossmoyne Home and served aged and infirm Odd Fellows as well as some of their wives and widows. This home was operated by the Odd Fellows and Rebekah Lodges of Cincinnati and Hamilton County, and subsequently was taken over by the Grand Lodge of Ohio later in the 1890's. It was the seventh such Odd Fellows Home to be opened in the nation.

Even before Rossmoyne was officially opened, Ohio Odd Fellows began to investigate erecting an orphanage in the state. At the Grand Lodge session in Toledo, Ohio, in 1889 a special committee was appointed "for the purpose of considering the advisability of erecting a Home for deceased Odd Fellow's Children..." this "action by the Grand Lodge is in the nature of the excavation for the foundation upon which the Springfield Home was built." (Dodd, p. 35). It was not until 1896 although, that formal action was taken toward establishing the home at Springfield, Ohio. During the Grand Lodge session in May at Lima, Ohio, \$45,000 was allotted and plans drawn by Columbus architects Yost and Packard were accepted for erection of the home. In August the contract for construction was let with R.J. Evans and Son of Zanesville, Ohio at a

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cost of \$57,187 (including alterations to the original cost and plans.) The official name was the "Odd Fellows Home of Ohio" and it was financed through assessments on all Ohio Lodges for construction and maintenance. By the time of its completion in May, 1898, it had been decided that the home would admit aged Odd Fellows, their widows, and orphans. The Rosamoyne Home was put up for sale at this time. The grand dedication of the Odd Fellows Home at Springfield was held on October 27, 1898 following a parade through the city and march to the home then on the northern edge of the town. The site was on a hill overlooking Springfield and consisted of approximately 73 acres, most of which was used eventually for farming and activities associated with providing the home with fresh produce, dairy products and meat.

Over the years, the Odd Fellows Home has continued its goal of aiding needy citizens. The success of this mission brought about the need for expansion and included two large housing wings (now part of the Intermediate Care Facility and the Ladies Rest Home) in 1907, a hospital in 1916, and a nursery (now the Grand Lodge of Ohio office) in c. 1925, and additions to connect the hospital and nursery to the main building in the 1950's. In 1962, state regulations forced the home to close its orphanage facilities and to accept only elderly residents. The home has operated as a nursing home and intermediate care facility since that time. Residents now need not be associated with the Odd Fellows or Rebekah Organizations to qualify for acceptance. The Odd Fellows Home is licensed by the State and Medicare/Medicaid approved by the Federal Government and accepts both those requiring nursing care and well elderly men and women.

The Odd Fellows Home operates under the auspices of the Grand Lodge of Ohio and is managed by a Board of Trustees appointed by the Grand Lodge.

Springfield, Ohio, the site of the Odd Fellows Home, is a city with a population of 72,563 according to the 1980 Census Report. (Since 1970, the population has dropped over 9,000 people.) Springfield is situated in Central Ohio, fifty miles from Columbus. Founded in 1799, it was incorporated as a city in 1850. It is located on a former National Road, now known as U.S. Rt 40, which cut across the nation in the mid-19th century. Springfield's terrain is gently rolling with some larger hills, one of which is the setting for the Odd Fellows Home. It is served by several U.S. and State Routes including Interstate 70, U.S. 68, and Ohio 4, 41, and 72. The New York Central, Pennsylvania and Detroit, Toledo, and Ironton Railroads have serviced this community. Springfield is home to Wittenberg University (Lutheran; founded 1845) and Clark Technical College. It is here that the 4-H Club movement began. It also is home to three other care facilities; the Ohio Masonic Home, the Ohio Knights of Pythias Home for the Aged, and the Oesterlen Home (Lutheran).

PART II. ARCHITECTURAL INFORMATION

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A. General Statement:

1. Architectural Character: The Odd Fellows Home is a large brick structure resting prominently on a hill at the northern edge of Springfield, Ohio. It's massiveness and pinnacled, tile-covered roof-line make it a visual as well as an architectural landmark. It is an eclectic assemblage of architectural motifs, borrowing heavily from the French inspired Chateausque style.
2. Condition of fabric: The structure is generally in good to excellent condition. There are no major structural problems and the original tile roof is largely intact and sound. The cavernous interior is in good to excellent condition, much of it original with some partitioning and newer wall and floor coverings evident.

B. Description of Exterior:

1. Overall Dimensions: The Odd Fellows Home is irregularly shaped. The large central block originally formed an 'E', but subsequent additions at 45°, have altered the shape to resemble a flowering lily. The facade measures approximately 160 feet, while the side elevations (including the 1907 wings) measure 230 feet, the connector to the hospital is 30 feet, while the hospital is 90 feet across and 90 feet deep. The connector to the Grand Lodge office is 30 feet, while the office itself is 90 feet across and 34 feet deep.

The facade is thirteen bays across, including paired windows and the central entry (which is comprised of three smaller bays) as one bay each. The original end sections also are thirteen bays, increased to twenty-one through the eight bay 1907 additions. The hospital is ten bays across the facade and the 1950's connector to the main building is two bays. The Grand Lodge Office is eight bays across.

The original central block of the main building is three stories high with an elevated basement, half of which is above ground. The rest of the main building is two and one-half stories in height. The hospital and Grand Lodge Office are two full stories, with an elevated basement, as are the connectors to the main building. A large attic, which actually serves as the half-story, runs above the entire main building.

2. Foundations: The foundations are concrete, some

with a stone veneer, and are generally two feet in thickness throughout the structure. The foundation is not visible from the exterior and is below grade. An elevated bevelled stone water table runs around the entire structure except for the rear elevations of the main building and Grand Lodge building. The raised ground floor is faced with the same brick as is found on all elevations.

3. Walls: The walls are entirely brick, slightly glazed (possibly salt-glazed), and in varying hues of brown, orange, and gray. The basement walls (ground level) feature bands of dark brick every five courses. The bonding is a regular stretcher pattern.

A continuous band of smooth limestone runs across the facade and the east and west wings (including the 1907 additions) and serves as a continuous sill for the second story windows. Brick corbelling is found on the facade and wings just below the eaves and between the second and third stories acting as a cornice on the facade. The same brick and brick patterns are found on rear elevations, although the corbelling is lacking.

The walls are broken by numerous two, and three story, three sided-bay windows. The two three story bays are found in the facade of the central block flanking the main entrance. At either end of the facade are two story bays, and the wings feature two, two story bays; one each in the original and 1907 sections.

4. Structural systems and framing: The supporting walls are solid brick on the exterior, with some tile walls on the interior. The exterior and interior masonry walls are load bearing. This is complimented by an interior column and beam system running from masonry walls across beams to load bearing columns which are exposed in some of the larger open spaces such as the dining room, chapel/auditorium above, and open basement areas. Corridors are open with both columns and beams concealed. Other columns are enclosed as well, but some of the simple round, cast-iron type, are exposed.

The floors between beams, are supported by a system of wood, on-center joists. These are enclosed. The roof is an open truss system of substantial construction in order to support the weight of the tile roof. Both floor and roof framing are constructed of machine-sawn wooden members.

5. Porches, atoops, and balconies: Although porches were planned for the original structure, only atoops were constructed at the center of the facade and at either end on the aidea. These stoops served as the main entries to the building and were elevated. Each was reached by a set of flared (central entry) and curved stone atepa with solid balustrades capped with smooth-cut bevel atone extending off the water table.

In 1926 the central entry stoop was enclosed with brick. This resulted in a three bay facade with single bays at either end. The roof was flat and capped by a solid balustrade of carved stone.

The balustrade features gothic-inspired circular floral carvings with the name 'I.O.O.F. HOME' over the central doorway.

The side stoops were not enclosed until the 1950's. Following the curve of the stoop, which has a rounded wall at the outer portion, newer smooth-glazed red brick was erected to a height of one story. Five sliding windows were installed in the outer elevation with doors on the other ends. The roofs are flat.

Carved stone balconies, with floral carving identical to that over the central entry porch on the facade, are found above the two story bays at either end of the facade and on the bays on the east and west wings of the original building.

6. Chimneys: As the building had a central heating system from the beginning, few chimneys were required. There is however, a central stack still seen on the west elevation of the power plant; it is square, of brick construction, and about 50 feet high. Three brick chimneys rise from the newer kitchen area; one in the center of the rear outside wall and one each from within the angled walls on either side of the dining room. Two rectangular brick chimneys, about five feet high, rise from the facade roofs separating the central block from the side block.

7. Openings:

- a. Doorways: Beginning with the central facade entry; this entry is a double-door entry of newer aluminum construction with single glass panels in each door. Doors on the side entries are also newer double-door entries like the central entry. Basement doorways are found immediately behind these side entries on the ground level and are accessed via covered entries, c. 1940-50, through multi-paned, wooden doors.

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There is a solid wooden doorway into the basement level in the 1950's connector to the hospital which is covered by a metal canopy of the same period. The central entry to the hospital is recessed and framed in cut limestone forming a simple classical enframing with a molded stone cornice into which the word 'HOSPITAL' is cut. The single door entry is newer aluminum, glazed with a single large pane, and topped with a glazed transom. The west (side) elevation of the hospital features a below grade single door entry between the two sections. Two fire escape exit doors, on the first (single door, twelve pane) and the second (single door, solid, with molded frame) floors, are found on the northern section of the hospital's western elevation. The rear, northern entrance of the hospital is surrounded by an identical limestone enframing without the word 'HOSPITAL' above, as seen on the facade. The recessed doorway is however, original. It features multi-paned, wooden double-doors with a glazed transom above. On the eastern side elevation, three single, wooden, multi-paned doors, one above the other, lead to the fire escape on the ground, first, and second floors on the northern rear portion. In the space indented between the two sections, a below grade ambulance entrance leads to a newer enlarged doorway. It is flanked by a large, newer, fixed-pane panel. Above the ambulance entrance on the first floor is a new doorway similar to the one below and also flanked by the fixed pane panel. These are c. 1950-55 alterations. Another entry, a single doorway, is found on the ground floor of the front portion of the hospital, adjacent to the ambulance entry.

Returning to the main building, a later (c. 1950) skywalk connects the second floor of the west wing with the chapel/auditorium, covering newer solid metal doors at either end. There is a single wood door with glazed upper panel in the skywalk leading to a metal fire escape. On the east elevation of the kitchen, a newer roofed extension with large overhead door serves as the delivery point on the ground floor. A concrete dock, served by a single wooden door, is found at the first floor level of the kitchen at this elevation.

Moving to the rear of the east, 1907 wing, a single, wooden, multi-paned, multi-panel door leads to the basement/ground floor. On the second floor of the 1907 wing, a single door opens onto the roof of the 1950's connector to the nursery/Grand Lodge Office and leads to a similar door opening into the second floor of the Grand Lodge Office. Both doors are

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newer, most likely having been made from windows after the connector was built. The rear and aide elevations of the Grand Lodge office have no doorways. The facade however, is entered via a limestone-framed, recessed door, virtually identical to that of the hospital. The doors are newer (c. 1950-55), double in form, and made of solid wood. There is a single, square light in the upper center of each door. A six-pane transom rests over these doors. A newer name plate, displaying the words "Grand Lodge Office", is found on the stone panel above the doors.

b. Windows and shutters; The front elevations of the original building and the eastern 1907 wing feature double-hung, one over one, wooden windows with diamond-mullioned, fixed sash transoms above, on the first, second, and third floors. Even the arched windows in the central bays have diamond-mullioned transoms in the upper sash. The front and rear elevation windows in the western 1907 wing, as well as the later connector to the hospital and on the ground floor of portions of the main building, have been replaced by newer, (c. 1950-55) four and five pane aluminum windows. On most of these windows, the second and third panes from the bottom form a unit that opens outward, while the lower pane on some opens inward.

Similar aluminum windows are found on the hospital building upper floors, while its ground floor still retains the original six over six, double-hung sash. On the western elevation of the hospital are two extensions which have paired, sixteen pane, metal casement windows on the first and second floors, except for twelve pane, casements on the second floor of the newer northern rear section.

The windows on the dining room and chapel/auditorium sections, as well as the kitchen and rear of the eastern 1907 wing and main building, are primarily original, one over one, double-hung sash, set in segmentally arched openings. Some have been replaced with the newer aluminum windows mentioned earlier or have been bricked in (kitchen only). The connector between the eastern 1907 wing and the Grand Lodge Office has paired, sixteen pane, metal casement windows on the first floor and double-hung, six over six sash, wood windows on the ground floor. The Grand Lodge Office has original six over six, double hung sash on the ground and first floors and one over one, double-hung sash on the second floor. An extension on the eastern end of this building features a first and second floor solarium with grouped, eight pane, casement windows.

Round arched windows are found above the three major entrances to the home at the main building, hospital, and Grand Lodge Office main entries. The main building features semi-elliptical arches over the interior and exterior porch entries and windows and above the central entry on the second floor, which is flanked by a round arched window on either side. Three round arched windows are found on the third floor of the two bays flanking the central entry and in the attic dormer directly above the central entry. The glazing in the semi-elliptical opening on the second floor above the central entry consists of a five-part window flanking a central door that exits onto the porch roof; all of these windows are set with diagonal-mullion, fixed sash, creating a myriad of diamond and half-diamond panes. A large round arched opening, framed by brick stretchers and three stone blocks, one of which serves as a keystone, is found above the main entry to the hospital. It is now infilled with glass-block. The actual arch at the top is solid, having been infilled with a cement-like substance. (The rear entry to the hospital has a similar but narrower, round arch opening above the door, although the opening has one of the previously mentioned five part aluminum windows, with diamond-shaped bricks in the infilled arch above.) The round arch opening above the main entry to the Grand Lodge Office retains it's original, multi-paned Federal-style opening. It features a central, double hung window of six over six sash, flanked by four pane sidelights and topped by a two-part, round arch of twelve keystone-shaped panes and one half-round pane.

There are no shutters at any of the windows, although there are several newer aluminum awnings over the first and second story casement windows on the western extension of the hospital.

8. Roof

a. Shape and covering: The roof of the main building and the 1907 wings is steeply pitched hip, and is entirely covered with terra-cotta colored tiles, with tile ridges and end caps. The roof of the kitchen extension is a slightly pitched gable with two glazed monitors atop it. The roofs of the Hospital Building and Grand Lodge Office are flat, of built-up composition, and covered with tar and gravel. The roof of the boiler plant is hipped and covered with red shingles. Originally it was another story higher, hipped with hipped dormers and covered with black slate. The original roof over the dining room and chapel/auditorium was capped by a pyramidal glazed skylight which has since been removed and replaced by a low-gabled,

solid roof, covered with shingles.

b. Cornice and eaves: The main building and 1907 wings have flared eaves with simple exposed rafters and no cornice. The same is true of the dining room and chapel/auditorium section. Gutters hang from the edge of the eaves and empty into periodic downspouts which are fed into an underground drainage system. The original gutters appear to be copper. The Hospital building has metal parapet caps, a simple molded metal cornice just above the second floor windows on the original front portion, and a molded stone counterpart on the later rear portion. The gutter system is fed by roof runoff with collection boxes at openings in the rear roof parapet and downspouts emptying directly into the underground drainage system. Gutters hang from the eaves of the kitchen extension and the boiler plant with accompanying downspouts.

The Grand Lodge Office has molded metal roof caps and a continuous cornice like the hospital building. A similar roof drainage, gutter, and downspout system exists on this building also.

c. Dormers, cupolas, and towers: The original building and 1907 wings are dominated by dormers and towers. The central portion of the facade features a paired-window dormer above the central entry with an ogee-shaped, stone parapet atop it. This parapet features the initials I.O.O.F. over the Odd Fellow iconography of the open eye and the three intertwined oval links. The parapet is flanked by two stone spheres and topped by a carved stone floral finial. From the top ridge of the hipped roof over the central entry rises a delicate wood (or metal) belfry and spire. The connection to the main roof is covered by flat red clay tiles, now darkened by weathering, pollution, or paint.

The base is octagonal, having eight round arched openings with gothic tracery which are topped by gothic peaks. Slender, pointed finials rise from between the peaks. A sloping roof supports the narrow spire which is criss-crossed by diagonal straps forming diamond and half-diamond shapes. The spire is topped by a pointed finial.

The two bays flanking the central entry are topped by flared-eave, seven-sided, steeply pitched cones. They are covered with the red tiles seen on the main roof. These cones are so steeply pitched that they serve as towers in their own right. Atop the bays at either end of the facade, the two bays on both

sidea of the original building, and the one bay midway along each aide of the 1907 wings, are brick dormers. They jut from the roofline and are topped by ogee-shaped, brick parapets which are capped with stone and topped by stone finials. The parapets are nearly identical to the one over the central entry. The dormers are different from the central dormer in that they feature a set of three double-hung windows divided by brick piers with stone caps. Also, in the parapet itself are narrow vertical slit-like openings.

The three-sided bays toward the northernmost portion of the 1907 wings continue through the roofline to form hip-roofed wall dormers. Each dormer also is three-sided and has a double-hung window in each side.

There are four flared-eave, hipped, roof dormers jutting from the rear roof of each 1907 wing. These dormers have paired, double-hung, one over one windows as openings into the third floor. A large wall dormer is found on the east and west sides of the extension containing the kitchen and chapel/auditorium behind the main building.

Two wall dormers, brick, with paired, single sash, segmentally arched windows, rise from the east and west rear elevations of the original building.

All dormers retain the red tile roof found on the main building and 1907 wings.

C. Description of Interior:

1. Floor Plans: (see measured drawings and sketch plans.)
In general, the interior arrangement follows the central hall plan with rooms on either side. Exceptions include the basement and also the attic of the original building and 1907 wings. These are comprised of a series of large rooms, one opening into the other. At the east and west ends of the central block, the hospital building, and the Grand Lodge Offices are large sitting rooms. Open offices are attached in the Grand Lodge portion on both the first and second floors.

The extension housing the laundry (basement), kitchen and dining room (first floor), chapel/auditorium (second floor), and former boy's dorms (third floor), is also a series of large rooms opening into one another. There is however, a central hall on the third floor leading to the large rooms that once housed the boy's dormitories.

2. Stairways: The central stair in the original building is the most elaborate. The others are purely functional in design. The central stair rises from the basement to the third floor in the direct center of the original building opposite the central entry. The stair (risers, treads, newels, bannisters, and hand rails) is constructed of natural oak. It is split on the basement, first, second, and third floors with a pair of stairs running up either side of the stairwell. On the second and third floors, a single, wide (10 foot approximately) stair rises from a landing at the mid-way point on the stair to the chapel/auditorium (second floor) and former dormitories (third floor). The stair is unpainted, natural wood, stained dark. The newell posts (two on each floor and two pairs on the landings) are square with an 8 to 10 inch plinth above which rises a plain post (with carved gothic molding on the first floor) and a cornice projecting about 3 inches below a plain, square cap. The bannisters have a 4 to 5 inch plinth supporting a round, lathe-turned post with rounded bulbs at the base and top and tapering inward toward the handrail. The handrail is a simple rounded and grooved variety. It is found atop the bannisters and attached to the wall side of the stair well.

Other stairs are found on the rear wall of the east and west portions of the original building near the intersection with the 1907 wings. These are utilitarian in configuration. They are enclosed within the walls as a fire-stair and have wooden railings.

A newer, enclosed, metal and concrete fire stair is found near the northeast corner of the dining room and chapel/auditorium above with direct access to the laundry and kitchen.

The central stairs at the main facade entries to both the hospital building and Grand Lodge Offices are concrete with metal-pipe handrails and supports. All other stairs are exterior metal fire escapes.

3. Flooring: A variety of flooring exists throughout the building. Hexagonal and square ceramic tiles are found on the first floor of the original building and 1907 wings. These tiles are white, highly polished, with a linear, geometric border along the walls in green and red. Green and red tiles are spaced at regular intervals in the central section of the floor in square (wings) and rosette patterns (main portion). The large parlors at either end of the central hall of the main building have been covered with newer linoleum and carpeting in some areas. The floor of the dining room is of the same ceramic tiles as described above. The second floor and chapel/auditorium flooring is

comprised of maple boards which are highly polished. The floors of the hospital building are concrete covered with linoleum; although, square ceramic tiles are found on the second floor of the rear (northern) portion of the hospital. The Grand Lodge Office building is poured concrete as are the two 1950's connectors to the hospital and Grand Lodge Office. These are painted gray. Pine floors are found throughout the finished areas of the third floor.

4. Wall and Ceiling finish: All walls and ceilings, except for several rooms on the third floor were plastered. Some however, have been covered by newer materials. The walls of the central halls of the main building for example, have been sprayed with a textured, multi-colored covering, mottled to look like granite. Walls in the east and 1907 wings are covered by a wallpaper wainscoting with a raised lincrusta-like border separating the wainscot from the plaster. Walls in the west and 1907 wings are all plaster; but, feature a picture railing connecting to the tops of the doors. The wall in the west, first floor sitting room have newer wooden panelling on the lower portions, and on original picture railing immediately below the ceiling. Walls in several of the toilets in the original and 1907 wings feature white glazed ceramic tiles about 5 feet high. Metal handrails, about waist high, are found on all walls. A polished marble dado lines the walls at the floor intersection in the original and 1907 buildings wherever there is tile flooring.

The ceilings also are all plastered except where they are open on the third floor exposing the roof trusses. Some of the plaster, such as in the east and west original sections and 1907 wings, in the east and west end parlors and the chapel/auditorium is newer, with a stippled texture. Tin ceilings, in square, stamped panels with geometricized floral relief are found in the second floor east parlor (now the 'Rehab' unit), in the dining room, and in the Rebekah Assembly room (installed in 1912) just west inside the main entry. Many of the ceilings are hung with exposed mechanical equipment and plumbing; notably the sprinkler system. Original floral ceiling stencilling can still be seen in the former dormitory on the third floor of the western 1907 wing.

5. Openings:

- a. Doorways and doors: The typical door in the original and 1907 wings is a four-panelled, natural wooden door topped by a glazed transom and generally of natural oak construction. Notable doors include

the natural oak, double door entries at the central entry, the adjacent Rebekah Assembly Room (flanked by sidelights and topped by rectangular transoms), and the Administrations Office in the east hall on the first floor of the main building (upper panels of easternmost door replaced with clear glass). The double-door entry to the central porch and vestibule has been removed, but, its semi-elliptical glazed transom is extant.

Two pair of double, natural pine, panelled doors are found in the third floor former dormitory in the west 1907 wing. Generally, doors on the third floor are single, pine, panelled doors.

Newer birch doors; c. 1950, are found in the hospital building, as double door entries to the chapel/auditorium, and second and third floor entries to the original main building. Original, single, wooden doors are found in the rear (northern) portion of the hospital as well as in the Grand Lodge Office. The main entry to the Grand Lodge Office itself is a multi-paned, glazed, wooden double-door. Many of the wooden doors in the hospital and Grand Lodge buildings have glazed transoms above.

Notable doorway moldings are found throughout the first and second floors of the original building and 1907 wings. Natural oak, molded side and top moldings are connected via bullseye corners on door moldings on the first and second floors of the original building and the eastern 1907 wing. Picture railings connect the tops of the doorways in the central hall of the first and second floors.

b. Windows: Window trim is very simple with plain, painted wood sills and sash. Bullseye corner moldings remain in a few rooms in the original and 1907 east wing. Windows are recessed about half way between the deep walls. There are no stained or leaded glass windows and no sources of natural lighting except through the window glazing.

6. Decorative features and trim: Several decorative features in the original building are worth noting. Inside the central entry is a pair of square oak columns framing the entry into the main hall. These are raised on panelled plinths and feature gothic moldings on each side. They support an oak boxed beam which runs in a large square across the hall to the main stair. Just inside the central entry to the left is the Rebekah Assembly Room which was finished by the Daughter's of Rebekah group in 1899. It features natural oak woodwork and a classical mahogany mantle. The mantle has Adamesque floral

carvings and acanthus-leaf brackets supporting a bevelled mirror overmantle. Glazed tilea surround the hearth.

Other fireplaces are found in the parlors at the eastern and western ends of the main building on the first floor. The east parlor fireplace features a thin mantle supported by slender, fluted classical columns with ionic capitals on either aide. Tiling is found around the hearth, and a stamped metal cover is set across the hearth. The west parlor haa a fireplace (now sealed) with a aimple lower mantle supported by plain brackets. It has a bevelled mirror overmantle supported by two round columns with ionic capitals rising from the floor on either side of the hearth.

Lathe-turned, oak, corner moldings are found on the corners of walls at the central entry and stair.

On the second floor of the main building, above the central entry, a series of natural wood storage cabinets extend from floor to ceiling on either side of the center of the hall. These have six four-panel doors on both the upper and lower divisions.

7. Hardware: Hardware throughout the structure is simple and utilitarian. Hardware in the original building and 1907 wings features simple rounded brass door knobs and hinges. Window hardware is a simple metal closure between sashes. Cabinet clasps are coated steel or iron.

8. Mechanical equipment:

- a. Heating, air conditioning, ventilation: The heating system still operates as a steam system with radiators served by a central boiler plant, as described in the "Physical History" section, number 5: 'Original Plans and Construction.' A few, floral molded, cast iron radiators can be found, such as the one in the Rebekah Assembly Room.

The building is not air conditioned except for some of the offices (via window units) and relies on natural cross ventilation. In the dining room there are four early, dual-blade ceiling fans for air circulation.

- b. Lighting: Most of the original lighting fixtures have been replaced over the years, although five, c. 1900, reproductions hang in the main hall of the first floor. They are suspended from c. 1935-40 Art Deco ceiling medallions. Art Deco lights of concentric aluminum rings are found in the chapel/auditorium, and c. 1920 milk glass globes hang from the ceiling in several of the hospital building hallways. Otherwise

lighting is by floureacent lights in hallways and parlors, bare bulba, and floor and table lamps.

c. Plumbing: Exposed aprinkler piping and heads are evident along ceilings throughout the buildings. Toilet facilities are found in the original and 1907 wings near the intersection of the original building with the 1907 wings, in the firat floor central hall; adjacent to and west of the main stair, at the rear of the former third floor dormitories atop the 1907 wings, and above the chapel/auditorium. Genera'lly, these facilities have polished marble stallsand/or shower walls with multi-panelled wood doors, simple porcelain stools, tile floors and walls (partial), and broad, trough-like sinks which serve several people at one time. Some porcelain urinals remain in men's rooms. Some rooms in the east portion of the original building and 1907 wings share a small bathroom with simple porcelain stools and sinks. These appear to have been installed some time after the original construction.

Plumbing is generally concealed except for the sinks, showers, and toilets. Plumbing facilities in the rest of the building are typical and unremarkable.

d. Elevator: An original elevator with folding-grate inner door and wire-mesh, glazed, outer doors exists in the hospital building near the connector between the north and south portions of the hospital. The metal cab is about 5 feet square and was made by the Otis Elevator Co.

9. Original furnishings: Although some original furnishings likely remain, such as the oak seat, hat-tree with bevelled mirror just inside the main entry, no inventory exists to indicate which are original. This is compounded by the fact that many residents and lodges have donated antique furniture to the home, making it impossible to distinguish what was original and what was brought in later. A large oil painting, hanging in the east parlor/lounge of the first floor of the main building, was brought to the home in 1908. Entitled "Rebecca at the Well", it is a copy of a similar painting then in the Odd Fellow Temple in Columbus (Ohio).

D. Site

1. General setting and orientation: The main structure faces nearly due south at the top of a gently sloping hill. The hospital and Grand lodge Office face south as well. The 1907 wings face southeast and southwest

respectively. A walk leads from the main front entry directly south to E. McCreight Ave. for 664.5 feet. A curving road, entering the property at its southwest corner near the intersection of E. McCreight Ave. and Terrace Dr., winds its way past the front of the main building and leads to parking areas at either side and at the rear. The road continues all the way around the building and has an opening onto E. Third St. at the rear, northwest corner of the property.

The IOOF Home and the lawns which form its immediate surroundings sit on an approximately 9.5 acre parcel. The entire site however, consists of about 73 acres; 63.5 of which are located to the east and north of the home and are used for farming or left in a natural state. There is a small ravine to the immediate southwest of the main building in which stand several ancient fruit trees.

2. Historic landscape design: In 1901, IOOF brother Arthur G. Babcox, a landscape architect of Cleveland, prepared a landscape plan for the grounds around the house. A subscription plan of selling coin-tokens among the various lodges to raise money to implement the plan was not successful. It is not recorded if any of the original plan was carried out; but in 1902, the Wade Park Lodge of Cleveland did plant trees and flower beds on the grounds.

Mature trees line the main drive and the sidewalk along E. McCreight Ave. Many of these are maples that are in poor condition, with numerous dead or dying limbs. Other mature trees and a few conifers are scattered on the grounds, mostly near the building. Low shrubs and bushes are found near the foundation at several points. There seems to be no order to their placement.

The entrance to the main drive on E. McCreight Ave. is flanked by brick piers with lamps acting as entry gates. The entrance to the walk that leads to the central entry features a covered, field stone entryway on E. McCreight Ave. Both the drive gates and walk entry are vintage structures. They were likely added in the early 20th century. Directly opposite the central entry of the main building, across the drive at the head of the walk, is a rough, stone-enclosed fountain. It is now covered by metal, grate-like fencing. It was erected in honor of the children of the home in 1927. In the summer, goldfish swim lazily in the clear pool basin of the fountain.

3. Outbuildings: There are two outbuildings at the rear of the complex. Both have been mentioned briefly in

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this text. The largest structure is a brick garage (approximately 50 by 100 feet) directly behind the power plant. It is separated from the complex by the drive. This is a c.1935-40 building of utilitarian design, the walls of which are two-thirds metal casement windows. There is a center, single-door on the southern facade, and larger openings at the rear (north elevation) for vehicles. The garage has a glazed monitor roof about 15 feet wide and 70 feet long in the center of the main roof. The other outbuilding is a small (approximately 10 by 15 feet) frame structure just east of the garage that originally served as a bathhouse for an adjacent swimming pool (now filled in). This structure is utilitarian in design with a hipped roof. It is not used and is in decay. A matching bathhouse at the other end of the pool has been demolished.

PART III. SOURCES OF INFORMATION

A. Architectural drawings:

No original drawings are known to exist. Project architects, Munger Munger and Associates of Toledo, have prepared drawings of site and structures as current and proposed. See drawings at end of Part II.

B. Historic views:

Several photographs are included as plates in L. E. Dodd's History of the Odd Fellows' Home of Ohio (1916) which is available through the Grand Lodge of Ohio office at the IOOF Home, or from the Social Science Department of the Toledo-Lucas County Public Library.

The IOOF Home has one oversize aerial photograph which is located in the connector hall between the north and south sections of the hospital building on the second floor. Two 3 x 5 1/2" postcard views, printed by "C.T. Art-Colortone" of Chicago (c. 1940) and Greenfield Printing and Publishing Co. (c. 1955), are available from the Grand Lodge Office at the IOOF Home.

C. Interviews:

1. Floyd Mitch, Vice-President, IOOF Home Board of Trustees, August 8, 1987.
2. Al Rabe, Maintenance Supervisor, IOOF Home, August 25, 1987.
3. Hal Munger, Munger Munger and Associates (Project Architects), various dates July-November, 1987.

D. Bibliography:

1. Primary and unpublished sources:

- a. "IOOF Home of Ohio", Zoe Johnson, W.P.A., November 17, 1936. [Located at Clark County (Ohio) Historical Society, Archives call number 3869.]

2. Secondary and published sources:

- a. Biographical Dictionary of American Architects Deceased. Henry Withey, Los Angeles, New Age Publishing Co., 1956.
- b. History of the Odd Fellows' Home of Ohio. L.E. Dodd, Greenville (Ohio), C.R. Kemble (printer), 1916.
- c. "Independent Order of Odd Fellows Jurisdiction of Ohio: Information and Guidance." IOOF of Ohio, n.d. (Grand Lodge of Ohio Office.)
- d. "Independent Order of Odd Fellows: Serving Ohio Since 1898." IOOF of Ohio, c. 1986. (Grand Lodge of Ohio Office.)
- e. "National Register of Historic Places Inventory-Nomination Form." U.S. Department of the Interior, George H. Berkhofer (nominator), September 12, 1979.
- f. "The Odd Fellow." Vol. XXXVII, No. 3, August, 1987. (Grand Lodge of Ohio Office.)
- g. Ohio - An Architectural Portrait. Richard Campen, Chagrin Falls (Ohio), West Summit Press, 1973.

E. Sources not investigated:

1. "Official Souvenir: Dedication of the Odd Fellows Home." October 27, 1898. (IOOF of Ohio or Clark County, Ohio Historical Society.)

PART IV. PROJECT INFORMATION

A long-planned remodeling and addition project for the IOOF Home will come to fruition in 1987-88. With a mortgage guarantee from the U.S. Department of Housing and Urban Development (Project No. 043-43081-NP) new nursing care wings will be added to the east and west of the original main building and the original building will be renovated. This project was necessitated by the need to meet state and federal requirements for nursing care facilities and in order to "take full advantage of advances in modern research in the study of aging needs" (IOOF brochure).

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Part of the rear wings of the original building, as well as both 1907 wings and the hospital building will be demolished. The dining room/kitchen and chapel/auditorium section of the main building, the Grand Lodge Office, the boiler plant, and the garage will remain. The new intermediate care wings will serve 100 residents, while the original building will serve 100 self-care (board and care) residents. The cost of the project is estimated at \$3.1 million. The Odd Fellows' will sell bonds to finance the project.

The project, per the architects drawings, is referred to as "Additions and Alterations to Independent Order of Odd Fellows and Rebekah Home."

Prepared by: Ted J. Ligibel

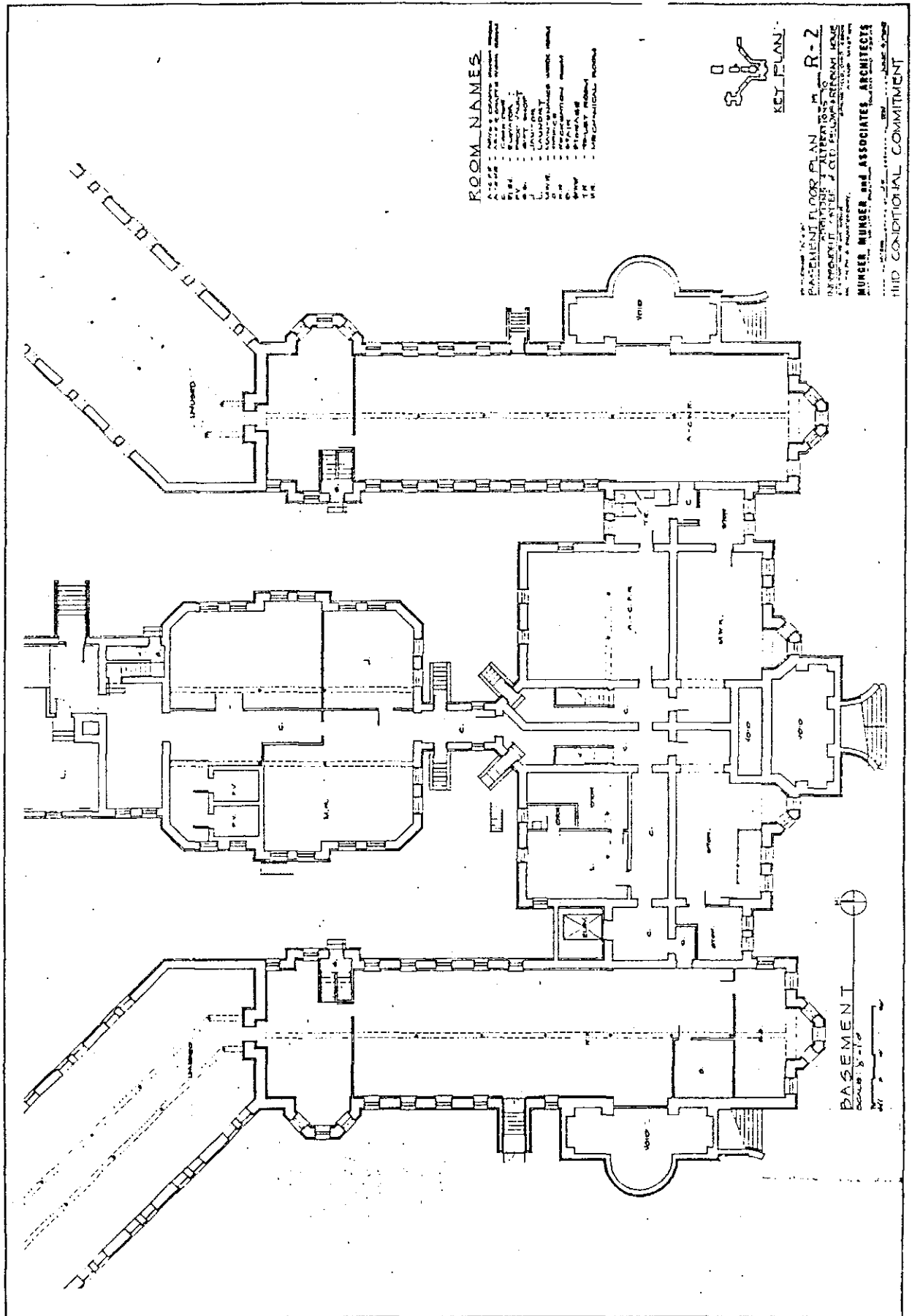
Title: Historic Resources Consulting Services (Toledo, Ohio)

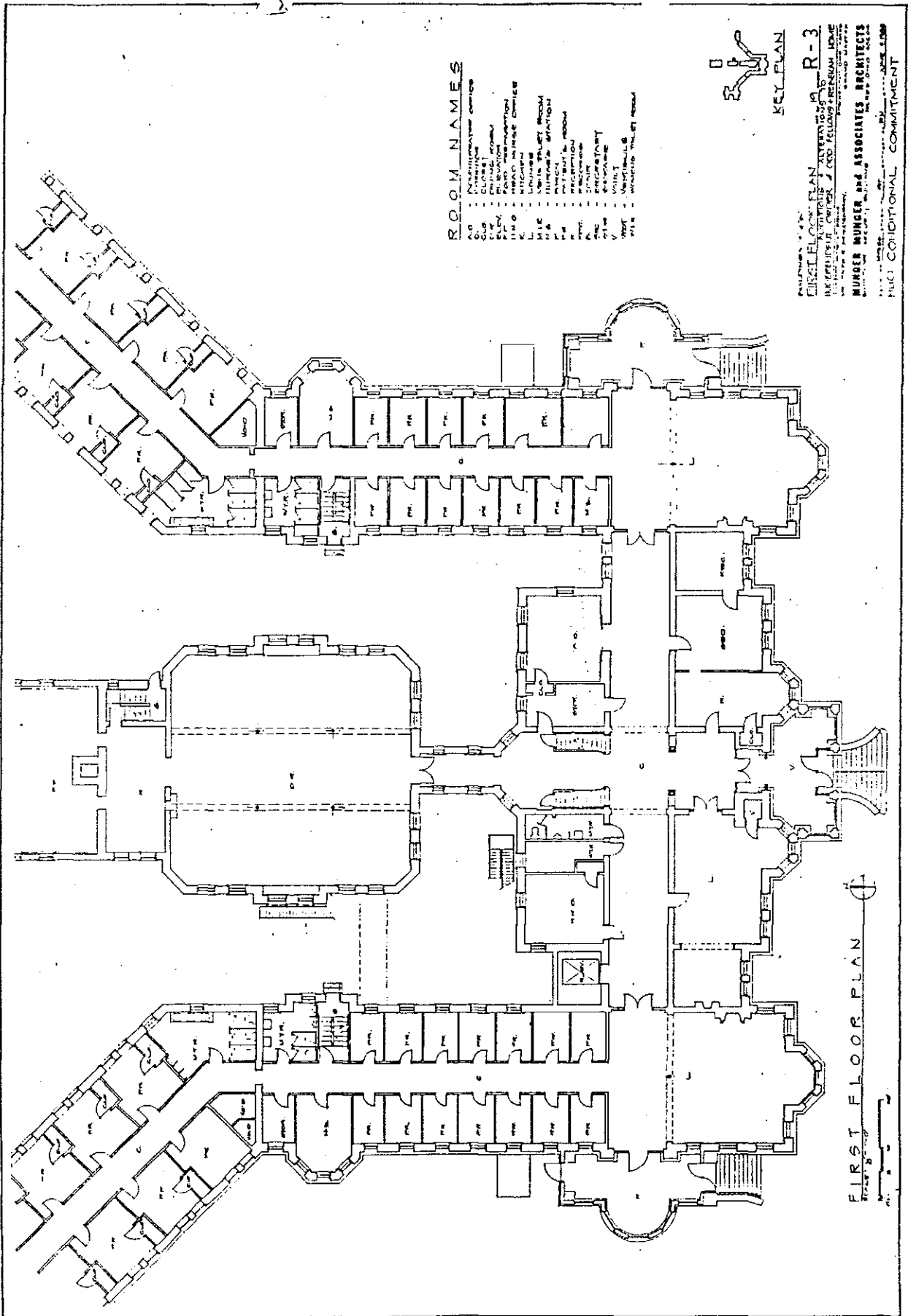
Affiliation: Consultant hired by IOOF of Ohio

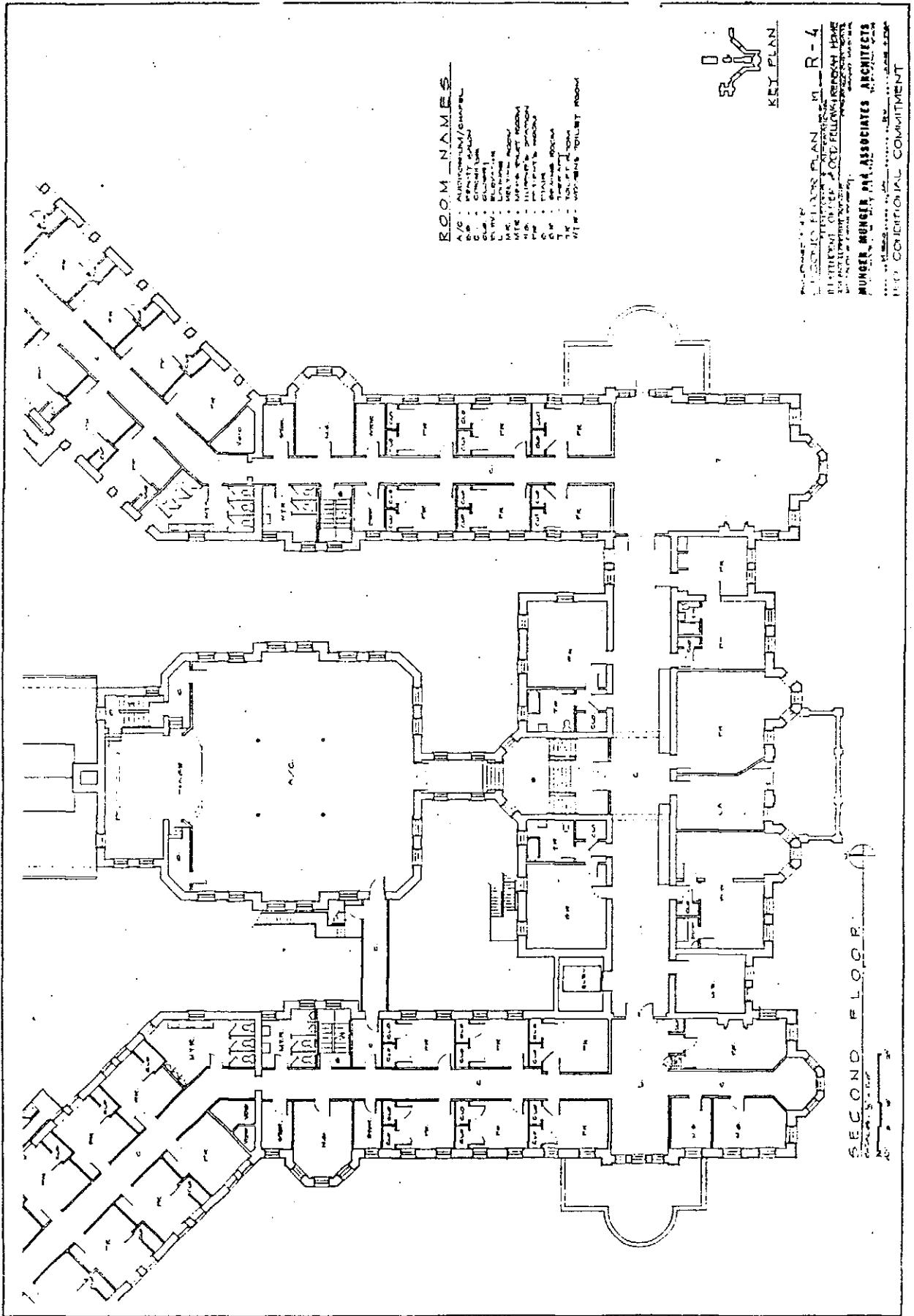
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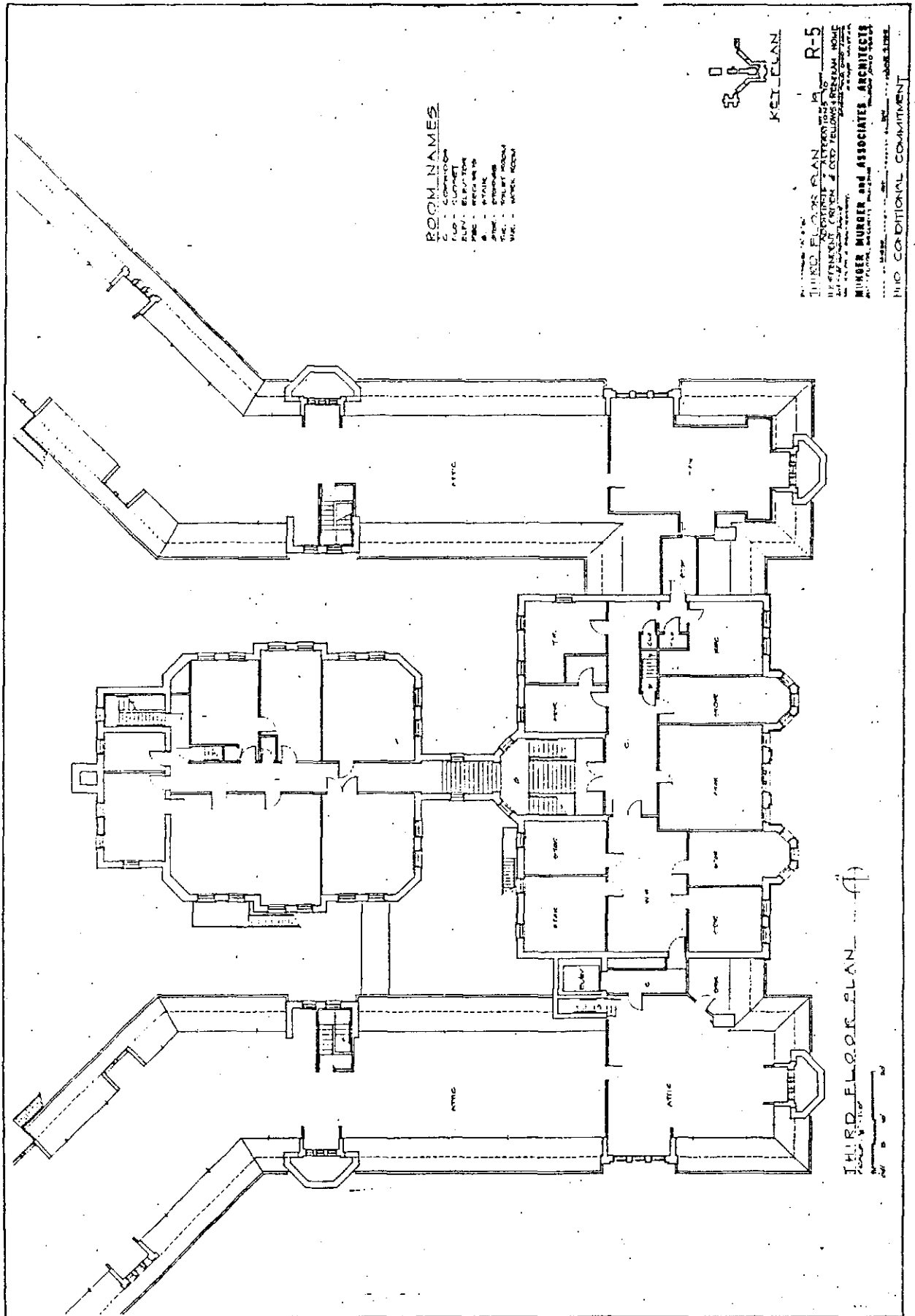
The site plan shows a proposed development at the intersection of Highway 101 and Highway 102. The plan includes several building footprints, parking areas, and landscaping. The buildings are labeled with their respective names: "HOTEL", "RESTAURANT", "OFFICE", "RETAIL", "RESIDENTIAL", and "INDUSTRIAL". The parking areas are labeled "PARKING" and "PARKING". The landscaping includes trees and shrubs. The plan also shows the proposed location of the "HOTEL" and "RESTAURANT" buildings. The plan is titled "SITE PLAN" and "PROPOSED DEVELOPMENT".

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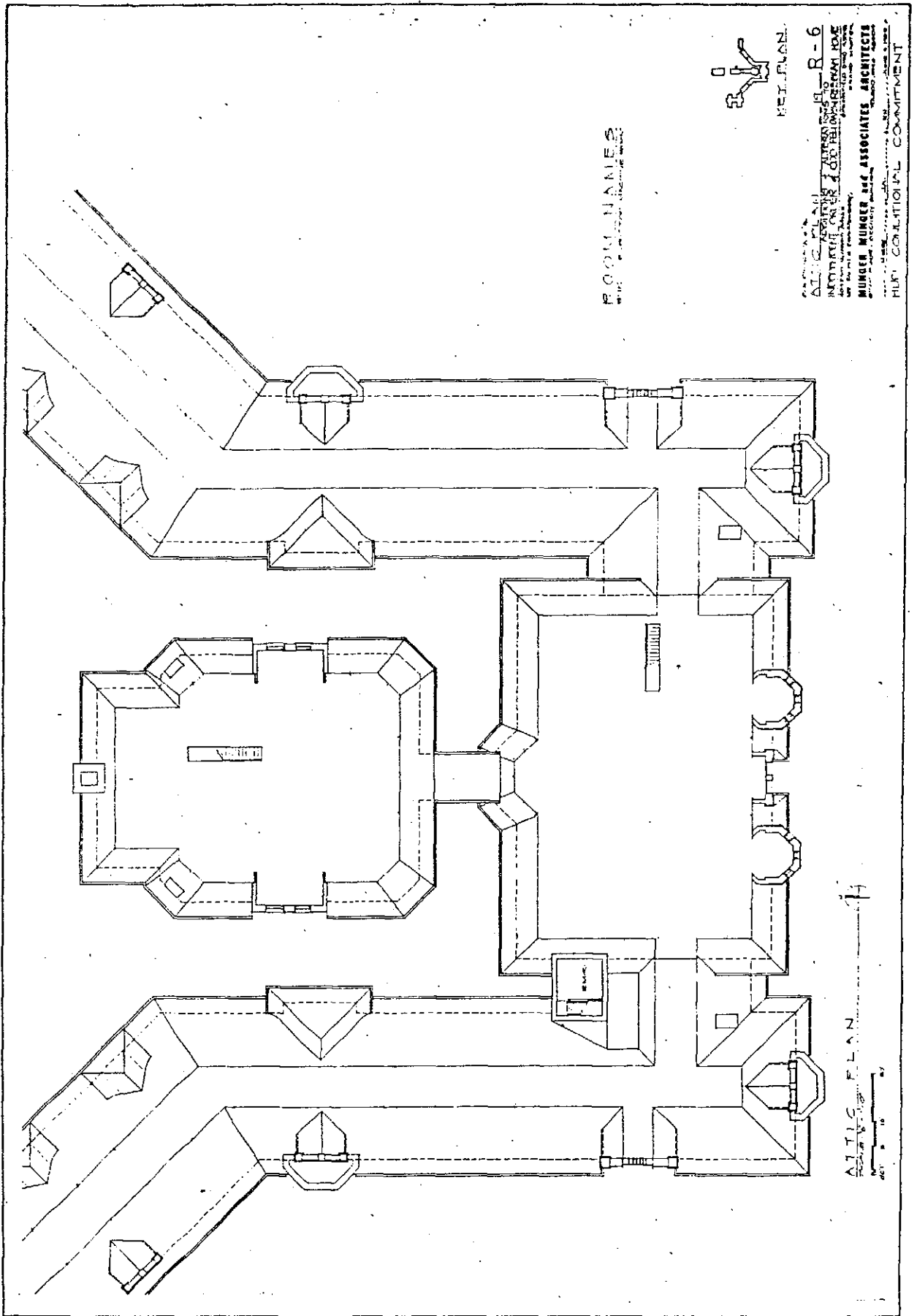




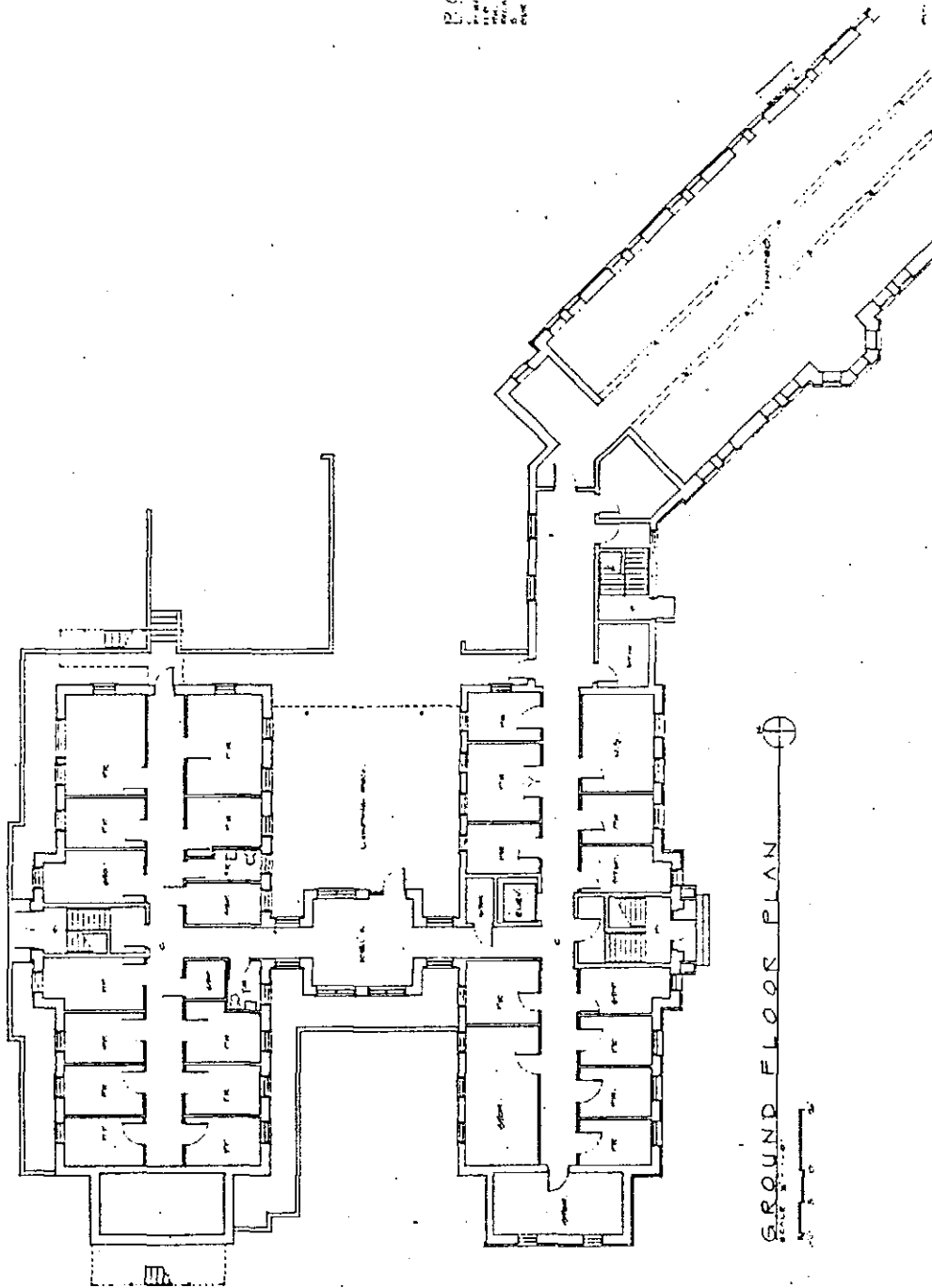




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RESEARCHER'S FOLLOW-UP - RESEARCH

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THE MURDER OF MARTIN LUTHER KING, JR.

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THE O'NEILL COMPANY

Case 1:19-cv-01005

NOTICE

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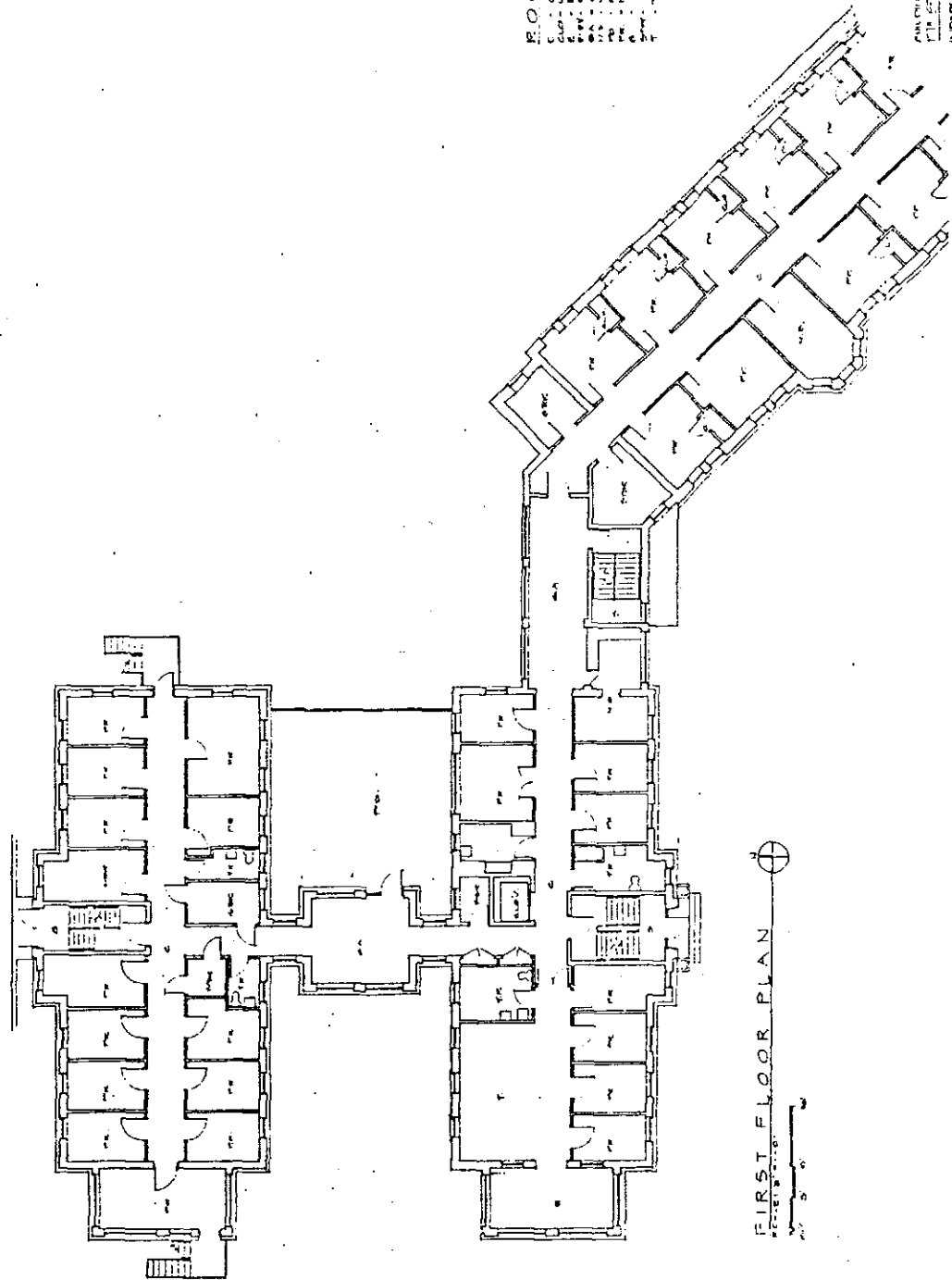
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GROUND FLOOR PLAN

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ODD FELLOWS' HOME OF OHIO
(Odd Fellow-Rebekah Home)
HABS No. OH-2284 (page 32)



ROOM NAMES

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2. COLLEGE
3. CATHEDRAL
4. BAPTIST CHURCH
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FIRST FLOOR PLAN

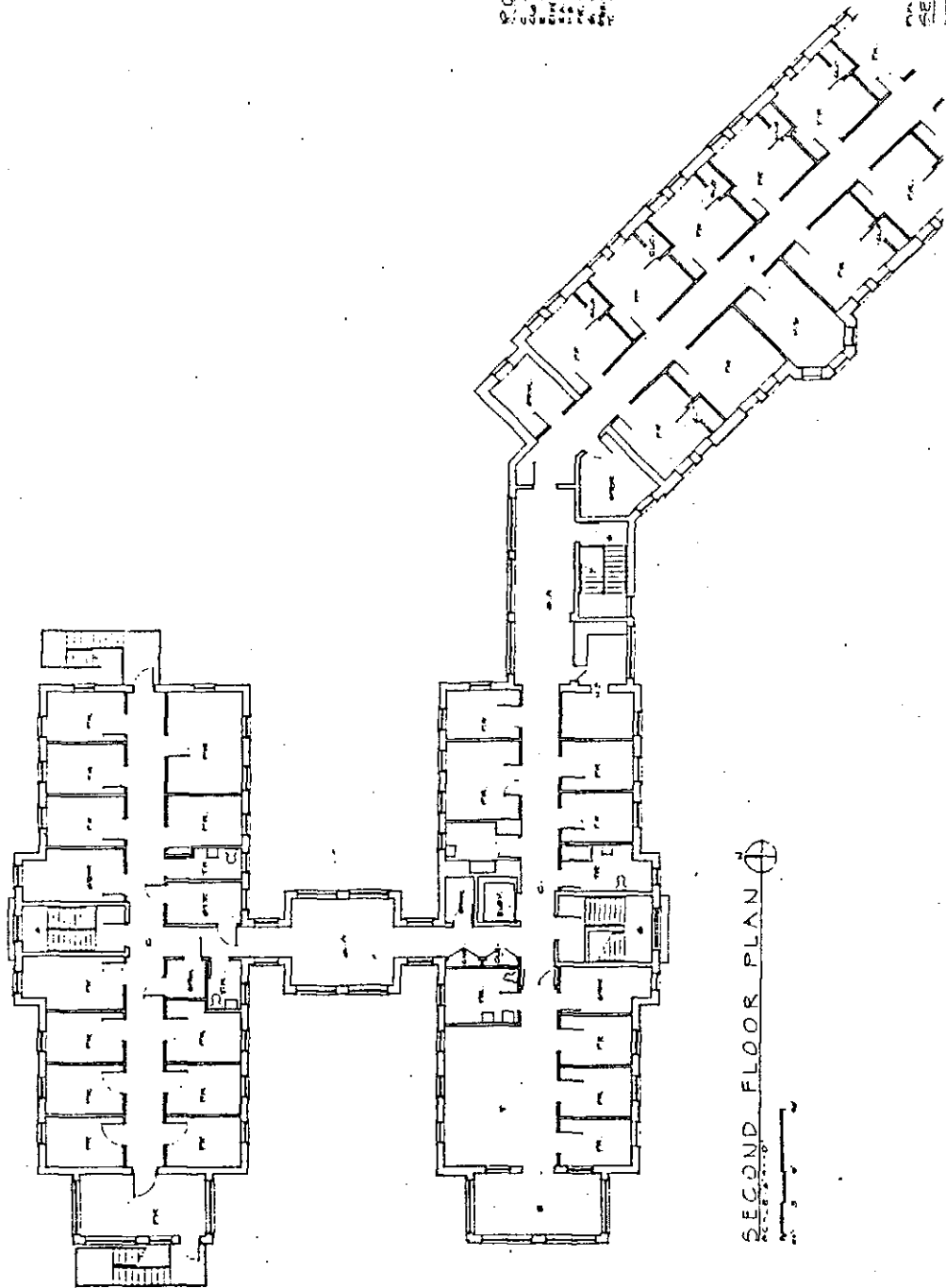


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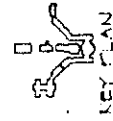
PLAN OF THE
FIRST FLOOR PLAN
OF THE ODD FELLOWS' HOME OF OHIO
DESIGNED BY
MUNGER MUNGER AND ASSOCIATES ARCHITECTS
1908
THIS CONVENTIONAL CONVENT

ODD FELLOWS' HOME OF OHIO
 (Odd Fellow-Rebekah Home)
 HABS No. OH-2284 (page 33)



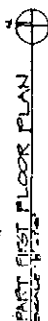
SECOND FLOOR PLAN

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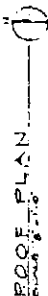
SECOND FLOOR PLAN R-9
 ARCHITECTS
 HUBBARD, BURTON, AND ASSOCIATES, ARCHITECTS
 1000 LEXINGTON AVENUE
 NEW YORK 17, N.Y.
 HUBBARD, BURTON, AND ASSOCIATES, ARCHITECTS
 1000 LEXINGTON AVENUE
 NEW YORK 17, N.Y.
 HUBBARD, BURTON, AND ASSOCIATES, ARCHITECTS
 1000 LEXINGTON AVENUE
 NEW YORK 17, N.Y.

HABS No. OH-2284 (page 34)

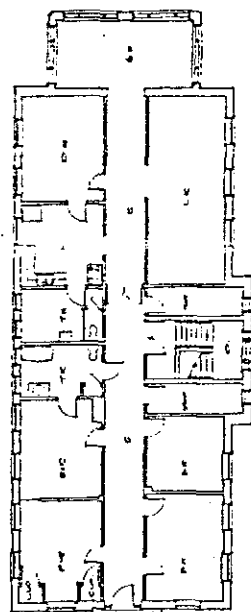
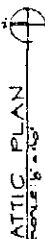


LETTER TO THE DIRECTOR, FBI
RE: RECENTLY RECORDED
INTERVIEW ON THE CHICAGO POLICE HOME
OFFICE RECORDS OF THE
MURDER OF MARTIN LUTHER KING, JR.
MURDER NUMBER 44-38861-1000
AND CONSTITUTIONAL COMMITMENT

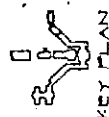
HABS No. OH-2284 (page 35)



SECRET

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SECOND FLOOR PLAN

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